148.0	0001	0012.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	211,800	/	211,800
USE VALUE:	211,800	/	211,800
ASSESSED:	211,800	/	211,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		BURTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	
Street 1:	252 MASSACHUSETTS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STEVENS ROBERT P TRS--ETAL -
Owner 2:	MCLAUGHLIN ROBERT E -
Street 1:	1020 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Housing Corp with a Apts 4-8 Building built about 1948, having primarily Brick Exterior and 3034 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
114	5507.000	109,400		102,400	211,800
Total Card	0.126	109,400		102,400	211,800
Total Parcel	0.126	109,400		102,400	211,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 69.81 | /Parcel: 69.81

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 97095

GIS Ref

GIS Ref

Insp Date 07/16/18

!11539!

PREVIOUS ASSESSMENT

Parcel ID 148.0-0001-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	114	FV	109,400	0	5,507.	102,400	211,800		Year end	12/23/2021
2021	114	FV	109,400	0	5,507.	102,400	211,800		Year End Roll	12/10/2020
2020	114	FV	220,000	0	5,507.	204,800	424,800	424,800	Year End Roll	12/18/2019
2019	114	FV	388,500	0	5,507.	409,600	798,100	798,100	Year End Roll	1/3/2019
2018	111	FV	388,500	0	5,507.	275,000	663,500	663,500	Year End Roll	12/20/2017
2017	111	FV	364,900	0	5,507.	263,300	628,200	628,200	Year End Roll	1/3/2017
2016	111	FV	364,900	0	5,507.	239,900	604,800	604,800	Year End	1/4/2016
2015	111	FV	329,400	0	5,507.	193,100	522,500	522,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:41:25

LAST REV

Date	Time
03/19/20	11:39:40
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11539

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEVENS ROBERT	48281-42		10/4/2006		2,270,280	No	No		
	12734-159		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	97095
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2006	859	Redo Kit	25,000	C		G8	GR FY08	bath remodel rebui

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2018	MEAS&NOTICE	CC	Chris C
4/13/2017	I & E Return	MM	Mary M
5/4/2016	I & E Return	MM	Mary M
3/4/2009	Measured	197	PATRIOT
12/6/2006	Permit Visit	BR	B Rossignol
5/11/2000	Measured	276	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	263	PATRIOT
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		5507		Sq. Ft.	Site		0	70.	0.27	11			Restric	-75					102,412						102,400	

Total AC/HA:	0.12642	Total SF/SM:	5507	Parcel LUC:	114	Housing Corp	Prime NB Desc	ARLINGTON	Total:	102,412	Spl Credit		Total:	102,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	83.72	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.99607778
Const Adj.:	0.98680264
Adj $ / SQ:	137.611
Other Features:	190000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671874
Depreciation:	562493
Depreciated Total:	109381

COMMENTS

I&E REPORTED WERE COMBINED FOR THIS & PARCEL 13A. AVG INCOME PER APT USED FOR INCOME ON BOTH PROPERTIES. REPORTED COMBINED EXPENSES DIVIDED BY 2 AND APPLIED TO EACH PARCEL..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	3	1	M

Totals		
4	12	4

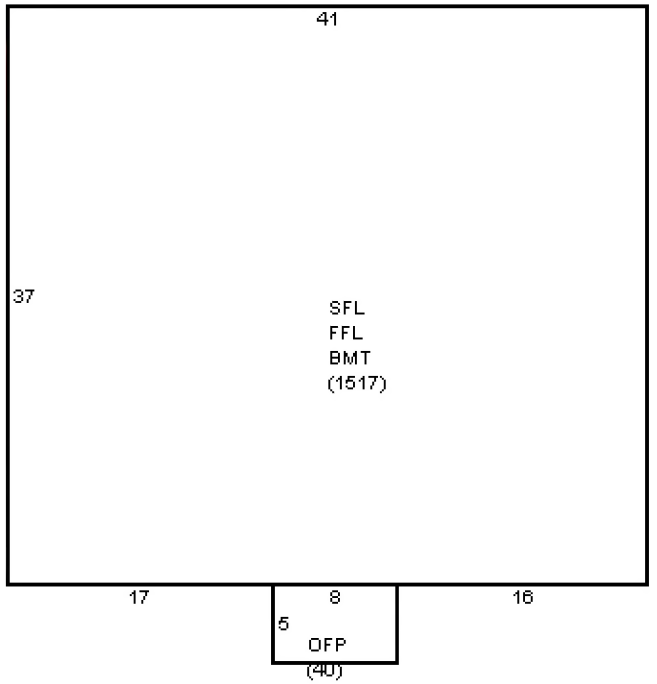
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	137.61
Special Features:	0	Val/Su Net:	23.83
Final Total:	109400	Val/Su SzAd	36.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,517	41.280	62,627
FFL	First Floor	1,517	137.610	208,755
SFL	Second Floor	1,517	137.610	208,755
OFP	Open Porch	40	43.420	1,737

Net Sketched Area:	4,591	Total:	481,874
Size Ad	3034	Gross Area	4591	FinArea	3034
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0001-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	